

6.05.00 **DISTRICT REGULATIONS**

6.05.01 **P-1 and P-2 - Public Park District**

A. Purpose of District: The P-1 and P-2, Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators. The activities for which the P-1 Districts are provided are normally and primarily conducted in the open air while related accessory activities may be in the open air or in a building or structure. The functional characteristics of a P-1 District may require its location within, or in close relationship to, residential areas, public recreational areas or scenic areas. Because of the nature of uses involved and the variety of arrangement of uses and facilities, a development site plan shall be required to be furnished to the Community Planning, Zoning and Development Division for approval prior to improvements being installed. These regulations shall apply to public as well as private recreational land and facilities.

B. Permitted Uses

1. P-1 Passive Park District: On lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, and the like, uses shall be limited to walkways, paths, sanitary facilities, refuse containers and similar uses.
2. P-2 Active Park District: Lands to be used for recreational purposes may be used as permitted above plus one or more of the following specified uses, (subject to the requirements provided in subparts (C) and (D) of this Section):

Archery Range	Auditorium
Baseball Fields	Basketball Courts
Bathing Beach	Benches
Bicycle Path	Boat Anchorage
Boat Dock	Boat Launching Ramp
Botanical Garden	Bridle Trails
Cabanas	Cemeteries
Charter Boat Dock	Concession Stands
Cooking Grills	Country Club
Excursion/Charter Boat Dock	Fishing Pier

Football Field	Horseshoe Pitching Courts
Golf Course or Driving Range	Miniature Golf Courses
Handball/Racquetball Courts	Picnic Tables
Lawn Bowling	Recreational Vehicles & RV Parks
Outdoor Rifle and Pistol Range	Shuffleboard Courts
Public Park	Soccer Field
Rifle and Pistol Range	Swimming Pool
Softball Field	Tennis Courts
Stadium & Bleachers	Track and Field Facilities
Social, Athletic, Neighborhood	Zoo or Community Club or Center
Water-Oriented Recreational uses such as: boating, diving, fishing, swimming, surfing, wading, water skiing.	Yacht club

3. Similar and Accessory Uses: Building or structures in which sport, game and recreation activities are carried on including meeting rooms and food service areas. Auditoriums, community theaters, band shells, etc. are permitted subject to the requirements of this Ordinance. Commercial uses such as refreshment stands, pro shops, bait and tackle shops, etc., are allowed only as accessory uses to the permitted uses in Section (B) above.

C. Uses Prohibited: The permissible uses enumerated in Section (B) above shall not be construed to include, as a principal use, any of the following (except where noted):

1. Any business or commercial uses except when meeting requirements of an accessory use;
2. Any industrial or manufacturing use;
3. Residential uses, except for recreational vehicles and RV parks.

D. Site Plan Approval: Site plan approval is required by the County Planning and Zoning Division pursuant to Section 4.04.00 et. seq. of this ordinance. Additionally, the site development plan for land use improvements in a "P" District shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from, and protection to, contiguous and nearby residential property.

Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or

by other such means as may be appropriate and effective to prevent or minimize such hazards. Parks are to be landscaped employing energy conserving landscape methods that are practicable for the particular site.

E. Site Size: There shall be no limit to size of a site.

F. Yards:

1. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
2. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as herein after provided, shall be located within twenty-five (25) feet of any property line.
3. When structures, (except benches, tables, sitting areas, fountains, fences, or walls) are built within the P-2 Zone, no required open space, yard or setback area shall be used or developed for any purpose other than for landscaping and paths, walkways and/or driveways reasonably necessary to serve the permitted "P" uses.

G. Performance Standards

1. Open Space/Landscaping: Open space/landscaping is permitted / required in accordance with the requirements set forth in Article 7. Additionally:
 - a. A landscape plan shall be prepared as part of the site plan.
 - b. In a P-1 District the landscape plan will identify the natural vegetation to be protected or conserved, etc., plus limited improvements are permitted.
 - c. In a P-2 District all required yards and open spaces adjacent to streets and contiguous to residential property shall be planted and properly maintained with suitable plantings in the form of sod, sprigging, shrubs, hedges and trees to present an attractive appearance appropriate to the neighborhood.
2. Parking: Parking for public parks shall be required in accordance with the requirements set forth in Article 7 when the proposed use or uses will attract a greater number of users with vehicles than would otherwise frequent the park as pedestrians.
3. Lighting
 - a. Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
 - b. Exterior lighting on park sites shall be so designed and placed to avoid (to the greatest extent possible) shining into adjacent residential properties and all right-of-ways.
4. Fences and Walls
 - a. Fences and walls are permitted or required in accordance with the requirements set

- forth in Article 7.
- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. No fence or wall situated within ten (10) feet of any residentially zoned property line shall exceed six (6) feet in height.
5. Signage: Signage is permitted in accordance with the requirements set forth in Article 8 of this Ordinance.
6. Refuse Collection: Facilities for refuse collection and removal of solid wastes shall be provided pursuant to Article 7 of this Ordinance.

6.05.02 AG - Agriculture District (Agriculture/Rural Residential)

A. Purpose: This district is designed to provide suitable areas for low density residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential and farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance and the commercial activities associated with the farming environment.

B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public fairgrounds; commercial antennas; towers and telecommunications facilities; public and private utilities and public facilities; gravel, dirt or earth material excavation; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership; business and professional offices; restricted sales and service; trade service and repair; veterinary medical services; guest houses; boarding houses and transient quarters; nursing homes; and child care services.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00 is required for all development proposals with the exception of residential and agricultural uses.

E. Subdivision Conformance: Except for those lots which may be dedicated (by deed, gift or otherwise) to members of the family of the property owner, any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.

F. Density: For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.

1. The dividing of a parcel in the Agriculture (AG) zoning district, resulting in a parcel which does not possess the required road frontage, may be approved by the Community Planning, Zoning & Development Division with the following provisions:
 - a. The divided land shall only be given without valuable consideration to a member of the donor's immediate family. (Immediate family being defined as a spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild, or grandparent.)
 - b. Property being divided shall not be located within a recorded, platted subdivision.
 - c. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre.
 - d. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
 - e. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
 - f. No new County maintained roads are created.
2. The dividing of a parent parcel in the Agriculture (AG) zoning district, resulting in a parcel(s) which will not possess the required road frontage, may be permitted by the Community Planning, Zoning & Development Division with the following provisions. A parent parcel is defined as those lots of record as of adoption of this ordinance. A parent parcel may be subdivided with the following provisions:
 - a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 - b. No new County maintained roads are created;
 - c. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed

or legal description;

- d. Property being divided shall not be located within a recorded platted subdivision;
- e. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre; and,
- f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.

H. Building Height: No building or structure shall exceed thirty five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

M. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.

N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

O. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

Modified: Ord. 93-04, 2-11-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2000-05, 4-13-00; Ord. 2005-06, 03-24-05

A. Purpose: This district is designed to provide suitable areas for agricultural and silviculture endeavors. This district will be characterized by relatively large parcels of land being devoted to the production of food or fiber. This district also may include single family detached structures and, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with the agricultural activities extant within the district and the farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities while protecting the agricultural productivity of the surrounding lands.

It is the express purpose of this section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance and the commercial activities associated with the farming environment.

B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single-family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00 educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public and private utilities and public facilities; gravel, dirt or earth material excavation; public fairgrounds; commercial antennas; towers and telecommunication facilities; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00 et. seq. is required for all development proposals with the exception of residential and agricultural uses.

E. Subdivision Conformance: Except for those lots which may be dedicated (by deed, gift or otherwise) to members of the family of the property owner, any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.

F. Density

1. For residential development, property may be developed at the option of the owner, to a

maximum of one (1) dwelling unit per fifteen (15) acres. Computation of density shall be accomplished by including the acreage in the total parcel and subtracting from such acreage the number of dwelling units built or to be built with the resultant total not exceeding one (1) unit per fifteen (15) acres.

2. On any parcel in this district, property owners may deed one (1) acre parcels to members of the property owner's family so as to provide affordable housing for farm worker households and farm workers.
3. On parcels of twenty (20) acres or more, clustering of dwelling units shall be allowed and encouraged. Whenever practical, dwelling units built in this district shall be clustered so as to maximize the use of existing or planned infrastructure facilities and minimize the impact on the agricultural environment.

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The minimum area for a lot shall be fifteen (15) acres.

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arch of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front set-back line. The minimum lot width shall be maintained through the rear of the residential structure.

1. The dividing of a parcel in the Agriculture- 2 (AG-2) zoning district, resulting in a parcel which does not possess the required road frontage, may be approved by the Community Planning, Zoning & Development Division with the following provisions:
 - a. The divided land shall only be given without valuable consideration to a member of the donor's immediate family. (Immediate family being defined as a spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild, or grandparent.)
 - b. Property being divided shall not be located within a recorded, platted subdivision.
 - c. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per 15 acres.
 - d. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
 - e. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
 - f. No new County maintained roads are created.

2. The dividing of a parent parcel in the Agriculture-2 (AG-2) zoning district, resulting in a parcel(s) which will not possess the required road frontage, may be permitted by the Community Planning, Zoning & Development Division with the following provisions. A parent parcel is defined as those lots of record as of adoption of this ordinance. A parent parcel may be subdivided with the following provisions:
 - a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 - b. No new County maintained roads are created;
 - c. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description;
 - d. Property being divided shall not be located within a recorded platted subdivision;
 - e. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per 15 acres; and,
 - f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

M. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.

N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

O. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

Modified: 93-04, 2-11-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2000-05, 4-13-00

A. Purpose: This district is designed to provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension of such services facilities is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures as are accessory thereto located on parcels of one half (1/2) acre or greater. This district also may include, as specifically provided for in these regulations conditional uses; for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Uses: In this district as a permitted use, a building or premises may be used only for the following purposes: detached single family residential structures; group homes; and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.

D. Subdivision Conformance: Any land, recorded plot, or a lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

E. Density: For residential development, property in this district may be developed, to a maximum of two (2) units, per acre.

F. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall be no less than fifty (50) feet when measured from front lot corner to front lot corner. The minimum square footage shall not be less than 21,780.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The total square footage shall not be less than 21,780.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

G. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevators shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

H. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

I. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.

J. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

K. Performance Standards: Refer to Article 7 of this Ordinance.

L. Public Services: For new subdivisions, all infrastructures, including but not limited to, potable water supply, central wastewater collection, roads and sidewalks shall be required for proposals requesting higher densities greater than two (2) dwelling units per acre.

Modified: Ord. 93-04, 2-11-93; Ord 93-22, 11-22-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 2003-26, 10-23-03; Ord. 2005-06, 03-24-05

6.05.05 R-1 - Single Family Residential District

A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single-family detached structures and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all building or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Uses: In this district as a permitted use a building or premises may be used only for the following purposes: detached single-family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.

D. Site Plan Review: Site plan review is required for all subdivision proposals.

E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations are satisfied (reference Article 4).

F. Density: For residential development, property in this district may be developed at the option of the owner, to a maximum of four (4) units per acre.

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 10,890.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The total square footage shall not be less than

10,890.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

Modified: Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 03-26, 10-23-03; Ord. 2005-06, 03-24-05

6.05.06 R-1A - Single Family Residential District

A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures.

This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities. This district requires a central sewage system.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Uses: In this district as a permitted use, a building or premises may be used only for the following purposes: detached single-family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship, recreational and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.

D. Site Plan Review: Site plan review is required for all subdivision proposals.

E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations are satisfied (reference Article 4.03.13(B)).

F Density: For residential development, property in this district may be developed, at the option of the owner, to a maximum of six (6) units per acre.

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 7260.

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line.

The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty (20) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.

K. Rear Yard: There shall be a rear yard on every lot of not less than ten (10) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

Modified: Ord. 93-04, 2-11-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 03-24-05

A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single-family detached structures and such other structures as are accessory thereto.

This district also may include as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures, and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance.

B. Permitted Uses: In this district, as a permitted use, a building or premises may be used only for the following purposes: individual mobile homes located on individually owned lots of record, single family residential structures, group homes and accessory structures and facilities.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.

D. Site Plan Review: Site plan review is required for all subdivision proposals.

E. Subdivision Ordinance Conformance: When two or more contiguous sites are to be developed for mobile home use, such shall be considered a subdivision and shall meet the requirements of the Subdivision Ordinance. All subdivisions in the R-1M District shall conform to the requirements of the County Subdivision Ordinance.

Any lot within a plat of record, as of the effective date of this Ordinance, shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For mixed residential subdivision development, property may be developed at the option of the owner, from one (1) to a maximum of four (4) units per acre.

G. Lot Size: The minimum width of any lot used for any type of dwelling unit shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured from front lot corner to

front lot corner. The total square footage shall not be less than 10,890.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the minimum street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of minimum front setback. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 10,890.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

M. Public Services: Each dwelling unit shall have its own individual septic tank or, in the absence of a septic tank, an approved central collection system shall be provided.

There shall be provided individual electric and potable water meters for each dwelling unit located on each individual lot.

N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

Modified: Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 03-24/05

A. Purpose: This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation as smooth transitions in the residential densities (where gradual shifts in density are in order due to varied levels of access to public services including transportation and utilities) unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with the site plan review requirements listed in Section 4.04.00: child care services; educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; accessory parking lots; recreational activities; placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership; special residential facilities, and nursing homes.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.

E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For all development proposals, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum

width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) or two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

H. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.

I. Front Yard: Except as provided in Section 2.10.03, no building or structure shall have a setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.

K. Rear Yard: Every lot or project parcel shall have a rear yard of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.04 for exceptions.

L. Performance Standards

1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area. Refer to Article 7 of this Ordinance for further requirements.

M. Public Services: Each dwelling unit shall have its own individual septic tank or in the absence of a septic tank, an approved central collection system shall be provided.

N. Where a multifamily residential district abuts a single family residential district, a front, side and rear yard of twice the height of the proposed building is required.

Modified: Ord. 93-22, 11-22-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 03/24/05

6.05.09

R-2M - Medium Density Mixed Residential District

A. Purpose: This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). Unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise except those home occupations and conditional uses specifically provided for in these regulations shall be allowed if they otherwise conform to the provisions of this Ordinance.

B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: child care services; educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; nursing homes; special residential facilities; accessory parking lots; recreational activities; placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.

E. Subdivision Conformance: When two or more contiguous sites are to be developed for mobile home use, on one or more lots, then such shall be considered as a subdivision and shall conform to the requirements of the Subdivision Ordinance. State licensed mobile home parks with spaces (lots) for rent and under one ownership are exempt from the Subdivision Ordinance.

Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided

into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For residential development, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling or mobile home parks shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way when measured from front lot corner to front lot corner, unless the units are to be sold and not rented, in which case the minimum width of each lot, in association with each unit, shall be twenty (20) feet when measured at the street (county maintained or platted) right-of-way line. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of residential structure.

H. Building Height: No building or structure shall exceed thirty-five feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this Ordinance.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty (20) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.

J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards

1. Open Area/Landscaping: In multiple-family developments and mobile home parks all landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.

For mobile home parks, the provisions of Article 7 (Performance Standards) shall apply. Additionally, a minimum twenty-five (25) foot wide buffer strip consisting of natural vegetation or landscape plantings or a combination thereof shall be required as follows:

A minimum of one tree shall be provided for each thirty-five (35) linear feet of such landscape buffer area or fractional part thereof. Such trees shall be located between the common lot line of the project parcel and adjacent property. Each such tree planted shall be in accordance with the minimum size criteria stated in Section 7.02.02. (Minimum Criteria). The remainder of the required landscape buffer strip shall be landscaped with grass, shrubs, ground cover, or other landscape treatment excluding paving. All of the property (in addition to the required buffer strip) shall be landscaped with at least grass or other ground cover. Refer to Article 7 of this Ordinance for further requirements.

M. Fences and Walls: For multiple-family developments fences and walls are permitted in accordance with the requirements set forth in Article 7. For mobile home parks a fence, conforming to the requirements in Section 7.02.05, shall be required to completely screen the entire project parcel from adjacent properties, in addition to the required landscaping. However, adjacent mobile home parks are exempt from the fencing requirements for areas where they adjoin, only.

N. Public Services: Each mobile home individually or in mobile home parks shall have its own individual septic tank, or, in the absence of septic tanks, an approved central collection system shall be provided. Also, each unit shall be required to provide individual meters for electric and potable water service.

O. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

P. Where a multifamily residential district abuts a single-family residential district there shall be a setback from said single-family residential district equal to twice the height of the proposed building.

Modified: Ord 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 2005-06, 3/24/05

6.05.10

R-3 - Medium High Density Residential District

A. Purpose: This district is designated to provide suitable areas for medium to high density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

The purpose of this Section is to exclude from this district all buildings and other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in these regulations. Commercial activities shall be classified as conditional uses since such activities may be compatibly integrated into some highly accessible areas within the district where specified performance criteria may be satisfied. However, commercial activities may not be compatible in other areas where the prevailing densities and scale of development in the immediate vicinity are less intensive, the subject site is less accessible to major streets and intersections, or where development of such site for commercial activities would generate undue congestion, adversely impact natural systems or otherwise burden existing public service systems or adjacent and surrounding properties.

B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, group homes, attached and detached multiple family residential structures and accessory structures and facilities. Mobile homes are prohibited.

C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: public and private not for profit administrative services; child care services; civic or cultural activities and clubs; public facilities; educational institutions; golf courses; places of worship; recreation and park areas; accessory parking lots; recreational activities; public and private utilities and public facilities; business and professional offices; medical services; nursing homes; special residential facilities; and placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.

E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this ordinance shall not be divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

F. Density: For residential development, property in this district may be developed, at the

option of the owner, to a maximum eighteen (18) units per acre.

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases, the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

Existing lots of record at the time of the adoption of this ordinance or amendments thereto which contain less lot area or width than is required in this district may be used for multiple-dwelling purposes, but may not exceed a gross density than would be allowed in the zoning district.

H. Building Height: No building or structure shall exceed fifty (50) feet, above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.

I. Front Yard: Except as provided in Section 2.10.03, no building or structure shall have a setback less than fifteen (15) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. However if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

The front yard setback of a lot or project parcel developed for multiple family or office use in the R-3 district and separated by a street from a single family district shall have no parking or other paved surface except for access driveways or sidewalks leading to a structure on the premises and such driveways and sidewalks shall be located generally perpendicular to the street lot line.

J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.

K. Rear Yard: Every lot or project parcel shall have a rear yard of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.04 for exceptions.

L. Performance Standards

1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.

Every lot used for non-residential use in this district shall have a minimum of fifteen percent (15%) of the total parcel set aside for open landscaping area. Refer to Article 7 of this Ordinance for further requirements.

M. Where a multifamily residential district abuts a single-family residential district, there shall be a setback from said single-family residential district equal to twice the height of the proposed building.

Modified: Ord. 95-25, 9-14-95; Ord. 96-30 10-24-96; Ord. 98-17, 10-22-98